

AMENDMENTS TO CLAIMS

1. (Currently amended) A building group management service support method for managing facilities composed of a plurality of maintenance subjects using a computer system by a facility manager entrusted with operations of a plurality of maintenance companies for executing maintenance for each of said maintenance subjects for said facilities from a facility owner having said facilities, and said computer system is connected to a facility owner terminal and a facility manager terminal via a network, and

said facility manager terminal extracts maintenance service characteristics of each of said maintenance companies, such as cost, term of work, quality and service, decides combinations of maintenance companies having same said service characteristics of all said maintenance subjects as maintenance plans, decides evaluation for operations of said facilities as facility operation evaluation on the basis of maintenance information including a fault time or fault contents output from said facilities, and indicates said plurality of maintenance plans and said facility operation evaluation on said facility owner terminal, and

said facility owner terminal selects a maintenance plan entrusted with management from said plurality of maintenance plans and notifies said facility manager terminal of said maintenance plan.

2. (Original) A building group management service support method according to Claim 1, wherein said computer system includes a facility user terminal connected via said network and said facility manager terminal requests a user questionnaire for entering a degree of use satisfaction to a facility user using said facilities, decides an analytical result of said user questionnaire as user evaluation, and when said maintenance plan and said facility operation evaluation are to be indicated on said facility owner terminal, indicates said user evaluation.

3. (Currently amended) A building group management service support ~~device~~ system for buildings for managing facilities composed of a plurality of maintenance subjects using a computer system by a facility manager by trust with operations of a plurality of maintenance companies for executing maintenance for each of said maintenance subjects for

said facilities from a facility owner having said facilities, wherein said computer system is connected to a facility owner terminal and a facility manager terminal via a network, and

said facility manager terminal has a maintenance service combination display unit for displaying, from a result of extraction of maintenance service characteristics of each of said maintenance companies, such as cost, term of work, quality and service, a result of decision as a combination of maintenance companies having same said service characteristics of all said maintenance subjects and a facility operation evaluation display unit for displaying evaluation decided for said facility operation on the basis of maintenance information including a fault time or fault contents output from said facilities, and

said facility owner terminal has a maintenance plan selection unit for selecting a maintenance plan prepared as a combination of maintenance companies by said facility manager.

4. (Currently amended) A building group management service support ~~device~~ system according to Claim 3, wherein said facility owner terminal has a user evaluation display unit for requesting a user questionnaire for entering a degree of use satisfaction to a facility user using said facilities, deciding an analytical result of said user questionnaire as user evaluation, and displaying said user evaluation.

5. (Currently amended) A building group management service support system according to claim 3 or 4, wherein input/output data in said maintenance service combination display unit, or said facility operation evaluation display unit, or said user evaluation display unit, or said maintenance plan selection unit ~~which are described in Claim 3 or 4~~ is registered in a server connected to said network, and said facility manager terminal, or said facility owner terminal, or said maintenance company terminal, or said facility user terminal refers to said input/output data via said network.

6. (Canceled)

7. (Previously presented) A building group management service support method according to any of claim 1 and claim 2, wherein: any of said facility operation evaluation and

said user evaluation is executed by a terminal of an evaluation company which is a third person independently of said facility manager or said maintenance companies.

8-10. (Canceled)

11. (Withdrawn) A building group management service support method for planning repair work of a plurality of buildings for which a repair time and a repair cost of next repairs of said buildings, a life of repairs indicating a time up to successive repairs, and a building estimated value indicating an economical value of said buildings are estimated using a computer, wherein:

said computer calculates a variation of said repair cost when said repair time is to be changed within a predetermined time on the basis of said life of repairs and said building estimated value and changes said repair time so as to minimize a total of said repair cost of said plurality of buildings and said variation.

12. (Withdrawn) A building group management service support method according to Claim 11, wherein in said next repairs, a same construction method and same materials are set to be used for repairs of said plurality of buildings and a repair time after said successive repairs is planned to generate in a same cycle.

13. (Withdrawn) A building group management service support system according to Claim 11, wherein said system is a computer system and when said repair time, said repair cost, said life of repairs, and said building evaluated value of said plurality of buildings are input by an input device, said repair time for each building is synchronized and a value changed to a most suitable repair time is output from an output device.